

Mrs L Walker  
Planning Department  
North Hertfordshire District Council  
Council Offices  
Gernon Road  
Letchworth Garden City  
SG6 3JF

Our ref: SRS/503/55/1/Phase2aRes/Let

Date: 7<sup>th</sup> September 2026

Dear Linda,

**Re: Highover Farm, Hitchin – Submission of Phase 2a Residential Reserved Matters (RM) Application and the partial discharge of the associated conditions 7,10,11,12 in Respect of 18/01154/OP**

I am instructed by Redrow to submit a reserved matters application for the northern part of the residential development on the Highover Farm site (which makes up part of Phase 2), associated with the outline planning permission, 18/01154/OP. The application is referred to as the Phase 2a Residential RM Application within the submission documents. Phase 2b Icknield Linear Park RM is submitted concurrently but as a separate application.

The portal reference for this submission is pp-15015584.

The application comprises –

- The relevant forms and certificates
- This covering letter
- A Planning, Design and Access Statement – including affordable housing scheme
- An Environmental Impact Assessment Technical Note
- Design Code Compliance Document and Checklist
- Tree Survey
- All necessary plans – these are detailed in full on the accompanying Documentation Table

The detail contained within this Phase 2a Residential RM Application is in accordance with both the principles set in the outline planning permission, the approved Strategic Masterplan Framework and the subsequently approved Design Code (condition 6).

For the avoidance of doubt, in respect of the partial discharge of conditions, the following should be noted –

- A partial discharge of conditions 7 (highways), 10 (waste management), 11 (landscaping), and 12 (sustainability) are herein applied for – partial because each reserved matter application is

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required to provide the relevant detail under these conditions – it is recognised that these conditions will not be fully discharged until all reserved matters have been submitted and approved.

- The relevant plans and documents pertaining to each of these conditions are referenced and specifically noted within the Planning, Design and Access Statement and on the Documentation schedule accompanying this application .

I look forward to receiving reserved matters consent and associated condition discharges in due course. Should you have any queries with the submission, please do not hesitate to contact me.

Yours sincerely,

**Sarah R Smith**  
BA (Hons) MRTPI  
Consultant - Town Planning  
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